

APPENDICES

NOTE:

The Appendices contained herein are provided for informational purposes, being adopted under separate authority by the Metropolitan Planning Commission from the preceding Subdivision Regulations, and are subject to change as conditions warrant.

APPENDIX A. PLAT CERTIFICATES

Notations and certifications in the forms reproduced in this section shall appear upon the final plat, as applicable.

A. 1.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number _____, page _____, County Register's Office of Davidson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

_____, 19____

(Date) Owner

Title (if action for partnership or corporation)

A. 2.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "___" survey having an unadjusted ratio of precision of 1: and is true and correct.

Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

By: _____ Date: _____

Tenn. Registered Surveyor No. _____

A. 3.

Owner's Certificate

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book _____, Page _____, Register's Office of Davidson County, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.D.C., Tennessee, running with the title to the property.
Name: _____ Date: _____

A. 4.

COMMISSION APPROVAL

APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON, COUNTY, TENNESSEE.

BY: _____

DATE: _____

A. 5.

RECORD

RECORDED _____

IN BOOK _____, PAGE _____,
OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

A.6.

Notation of Health Restrictions-Any modifications or limitations which may be imposed by the State or County Public Health Department shall be clearly indicated on the plat.

A. 7.

Supercession Notes-If the plat submittal proposes to change lots created by a prior platting then the plat shall contain a note stating "The recording of this plat voids and vacates and supersedes the recording of [Name] _____ subdivision of record in plat Book Number _____, Page _____, R.O.D.C.

A. 8.

Other notes-The owner may place notes or lines on the plat relating to private improvements or restrictions, however, such shall be identified by any disclaimer note stating "this _____ is for private purposes only, and is not a requirement of the Metropolitan Planning Commission."

A. 9.

**CERTIFICATE AND APPROVAL FORMS
Developer's and Contractor's Certificate
(for Private Streets)**

We hereby certify that we are the Developer(s) of the property subdivided under the Final Plat approved by the Metropolitan Planning Commission on _____, 19____, as evidenced in Book _____, Page _____, R.O.D.C., Tennessee, and the Contractor(s) for the private street(s) therein and we certify that the street(s) has (have) been constructed in conformity with the Final Plat.

Developer(s):

Company Name: _____

By: _____ Date: _____

Contractor(s):

Company Name: _____

By: _____ Date: _____

Appendix B. Critical Lots – Plans and Procedures

1. *Designation of Critical Lots.* Lots are designated critical during the concept plan review process based on soil conditions, degree of slope, flooding, or other lot features, and to address concerns related to the feasibility of construction as described in Sections 3-3.2 and 3-3.3.
2. *Zoning Code Requirements.* All critical lots shall meet the applicable requirements of the Zoning Code, including but not limited to Sections 17.28.030, 17.28.040, and 17.28.050.
3. *Critical Lot Plan Required.* Prior to application for a building permit on a lot designated as "critical," a plan shall be submitted to the Executive Director for approval. The plan shall provide a survey of existing conditions, details of the proposed development, and address any concerns in relation to the feasibility of construction on the lot as follows:
 - a. Critical lot plans shall be drawn at a scale of 1"=20'-0".
 - b. The critical lot plan shall show existing conditions, to a point 10 feet outside the lot boundaries, including:
 1. contour lines at 2-foot intervals.
 2. the location and elevation of the curb or edge of pavement fronting the lot and the elevation of the driveway at the house.
 3. lot dimensions, easements, setbacks, etc. which are shown on the recorded plat or a note designating setbacks to be determined by the zoning and/or any easements if not shown on the plat.
 4. existing tree masses and locations of existing trees of 8" caliper or greater, including any to be removed.
 5. ground elevation at the base of the trees.
 6. notations of significant features such as streams, springs, rock outcrops, and sinkholes; and, if applicable, the floodplain as shown on the final plat.
 - c. The critical lot plan shall also include the exact proposed building footprint and garage and first floor elevations; location of other proposed lot improvements; proposed contour lines (including driveways) at 2-foot intervals; top and bottom elevations of retaining walls and materials of wall construction; specified and illustrated methods of stabilization of slopes greater than 33% grade including silt fencing and other temporary measures; limits of grading; existing trees to be preserved and methods of preservation; and methods of managing stormwater runoff by keeping the water on the lot.
 - d. For lots in a floodplain, the plan shall show the minimum finished floor elevations.
 - e. It is emphasized that a typical house design may not be suitable for a critical lot and a house designed specifically for the lot may be necessary.
 - f. The Executive Director may request additional technical evaluation and analysis of a proposed critical lot by a professional engineer specializing in geotechnical, soils, hydrology, and/or structures.
3. *Critical Lot Plan Review.* Three copies of the critical lot plan shall be submitted to the Executive Director to initiate a staff review. The critical lot plan shall include the name and phone number of the person responsible for the preparation of the plan and the number for a contact person. Within 14 days of the submittal date, the staff member responsible for the review shall notify the applicant of the approval or disapproval of the plan or the plan changes necessary to gain approval.

4. *Basis for Critical Lot Plan Approval.* Critical lot plan approval shall be based on the care taken to minimize the lot area subject to grading, the cut/fill required to prepare the lot for construction, and the effectiveness of the plan to preserve the natural features of the lot and stormwater flow management details.
5. *General Guides for the Critical Lot Plan.* The following are typical review items, but not all inclusive:
 - a. Driveways crossing sidewalks in compliance with the Public Works Department accessibility standards.
 - b. The diversion of runoff away from foundations.
 - c. Grading near lot boundaries that does not undercut trees on adjacent lots or direct stormwater flow to adjacent lots and structures.
 - d. Grading at the minimum necessary to allow for building construction.
 - e. Avoidance of excessive foundation and retaining wall heights.
 - f. Details of any retaining walls.
 - g. Details of tree preservation.
 - h. All information described on the Critical Lot Checklist available from the Executive Director.
6. *Issuance of Building Permits.* No building permit shall be issued at any time prior to approval of the critical lot plan.

Appendix C: Outline for Construction Process

Outline for Construction Process. Construction shall follow the general outline below.

- a. Installation of erosion control measures as required by the grading permit.
- b. Clearing, grubbing, and rough grading of the tract.
- c. Installation of water and sewer.
- d. Installation of drainage, underground electrical, telephone, gas, cable TV, and other utilities.
- e. Grading and compaction of the subgrade to the required 95 percent of standard proctor. Proof rolling of the subgrade shall be done in the presence of a Public Works Department inspector and approved prior to installation of any stone base. The design engineer shall certify that the subgrade is at the elevations described in the approved construction plans.
- f. Installation of the first lift of stone base. The stone base gradation and compaction density shall be certified by an independent geotechnical engineer on each lift of stone base material.
- g. Installation of the curb and gutter.
- h. Installation of the second lift of stone base.
- i. Installation of prime coat.
- j. Installation of the asphalt binder.
- k. Installation of all required traffic control devices.
- l. Construction of sidewalk.
- m. Installation of tack coat.
- n. Installation of final asphalt wearing surface.

